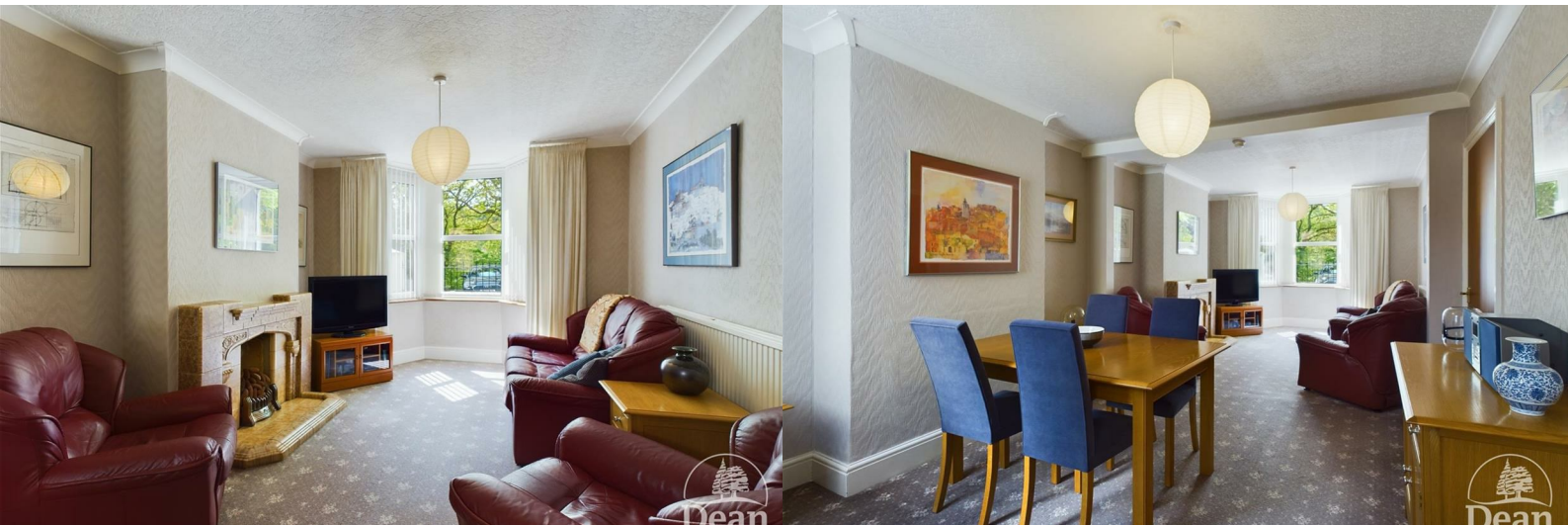




Lodge Walk Park Hill

Whitcroft, GL15 4PQ

£395,000



Located off a Forestry Commission lane leading into woodland is this very attractive comfortable detached home offering plenty of parking and within moments walking distance of woodland. There is a utility room, kitchen and lounge/dining room with two bedrooms and shower room to the first floor.

This property benefits from mains gas central heating system, double glazed windows and views from both aspects into beautiful woodland and the hills beyond.

One will also find a workshop (office potential) to the outside, terraced gardens and off road parking for several vehicles.



Entrance Hall;

3'1" x 3'3" (0.94m x 1.00m)

Stairs to first floor. Radiator, door to lounge and coved ceiling.

Lounge;

23'8" x 11'4" (7.22m x 3.47m)

Front aspect walk in bay window providing views into the woodland. Coved ceiling, tiled fire place, double radiator and opening into the dining area.

Dining Area;

Coved ceiling, radiator, UPVC double glazed window, smoke alarm.

Kitchen;

11'3" x 7'4" (3.44m x 2.26m)

Fitted kitchen comprising base units with drawers, wall cupboards, sink unit with mixer tap, tiled walls, electric hob, extractor fan over, integrated electric double oven, UPVC double glazed windows and walk in under stairs storage cupboard with window.

Utility Room;

11'0" x 6'2" (3.36m x 1.90m)

With plumbing for automatic washing machine, windows, radiator and door to outside. Tiled flooring and power points.

Landing;

14'0" x 6'1" (4.28m x 1.87m)

Digital thermostat for central heating and hot water. Radiator, UPVC double glazed window, storage cupboard, radiator, smoke alarm, coved ceiling and access to loft space.

Bedroom One;

11'7" x 13'3" (3.55m x 4.04m)

Front aspect with large UPVC double glazed windows looking into woodland, radiator, 8 door built in wardrobes and picture rails.

Bedroom Two;

11'3" x 7'10" (3.43m x 2.41m)

Rear aspect UPVC double glazed window with views across woodland and surrounding areas, radiator.

Shower Room;

8'11" x 5'6" (2.72m x 1.69m)

A modern double shower cubicle with aqua water panelling, sliding door, shower unit, WC, wash hand basin, mirrored medicine cabinet, large UPVC double glazed window, radiator and airing cupboard with hot water tank and shelving.

Outside;

To the front of the property one will find a woodland approach, iron gate leading to the private off road parking, 2 further pedestrian gates giving access to both the parking area and main entrance door.

To the right side of the house, there is a substantial car port area, side door into the utility room and leading further on down to the rear gardens.

The rear gardens host terraced grounds, an outside WC, workshop with power, lighting and water with potential for conversion to an office.

The gardens consist of gravelled areas, large border,

fenced boundaries, specimen trees and fantastic views across the surrounding area.

Note;

Planning permission was granted on 26th August 2021 for the following:

Erection of single storey extension to replace existing lean-to utility and carport. Please visit the Forest of Dean District Council website and use the reference P1490/21/FUL for more information.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This

Road Map



Hybrid Map



Terrain Map



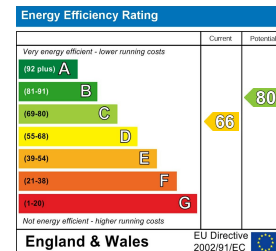
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.